



BOARD OF ADJUSTMENT – COMMERCIAL, 07/06/11
INFORMATION REPORT

BAC-11-077

James T. & Robert D. Dorsey by Texas Christian University
Blk 13, Lots 1-8, 10-18 Frisco Heights & Blk 1 Lot E Prospect Heights

CD9

- a. Request a **SPECIAL EXCEPTION** in a "PD-891 (UR) /B" Planned Development District – Two Family District to permit the construction of an off-site auxiliary parking lot.
- b. Request a **VARIANCE** in a "PD-891 (UR) /B" Planned Development District – Two Family District to permit the parking spaces within the twenty (20) feet front yard setback along Merida Ave and Lubbock Ave.
- c. Request a **VARIANCE** in a "PD-891 (UR) /B" Planned Development District – Two Family District to permit the construction of an off-site auxiliary parking lot without providing the required screening fence.
- d. Request a **VARIANCE** in a "PD-891 (UR) /B" Planned Development District – Two Family District to permit the construction of an off-site auxiliary parking lot without providing the required chaining and locking facility at night.
- e. Request a **VARIANCE** in a "PD-891 (UR) /B" Planned Development District – Two Family District to permit the construction of an off-site auxiliary parking lot providing wrought iron fence with masonry columns within the required twenty (20) feet projected front yard setback along Merida Ave.

GENERAL INFORMATION

REGULATION

6.202 Parking Lot Design Standards

F. Off-Site Auxiliary Parking If sufficient parking is not available on the premises, a private parking lot may be provided within 500 feet, either on property zoned for that purpose or on approval as a special exception by the Board of Adjustment subject to the following conditions:

1. The parking must be subject to the front yard setback requirements of the district in which it is located.
2. The parking area must be hard surfaced and dust free (except as provided in 6.202E. above). **COMMENTARY:** For additional restrictions on auxiliary parking in the "ER" District, see Section 4.900D.
3. A minimum 6-foot screen fence and bufferyard must be provided on all sides adjacent to a residential district in accordance with Section 6.300.
4. Area lights must be directed away from adjacent properties.
5. The lot, if adjacent to a residential district, must be chained and locked at night.

LOT HISTORY

None

**COMPREHENSIVE PLAN
DESIGNATION**

Medium Density Residential

**REGISTERED
NEIGHBORHOOD
NOTIFICATION**

The following registered associations were sent early notification: Byers McCart, Frisco Heights, Paschal Area, University Place, University West, Bluebonnet Place, University Neighborhood Alliance, Berry Street Initiative, Southside Preservation Assoc., South University, and Fort Worth ISD.

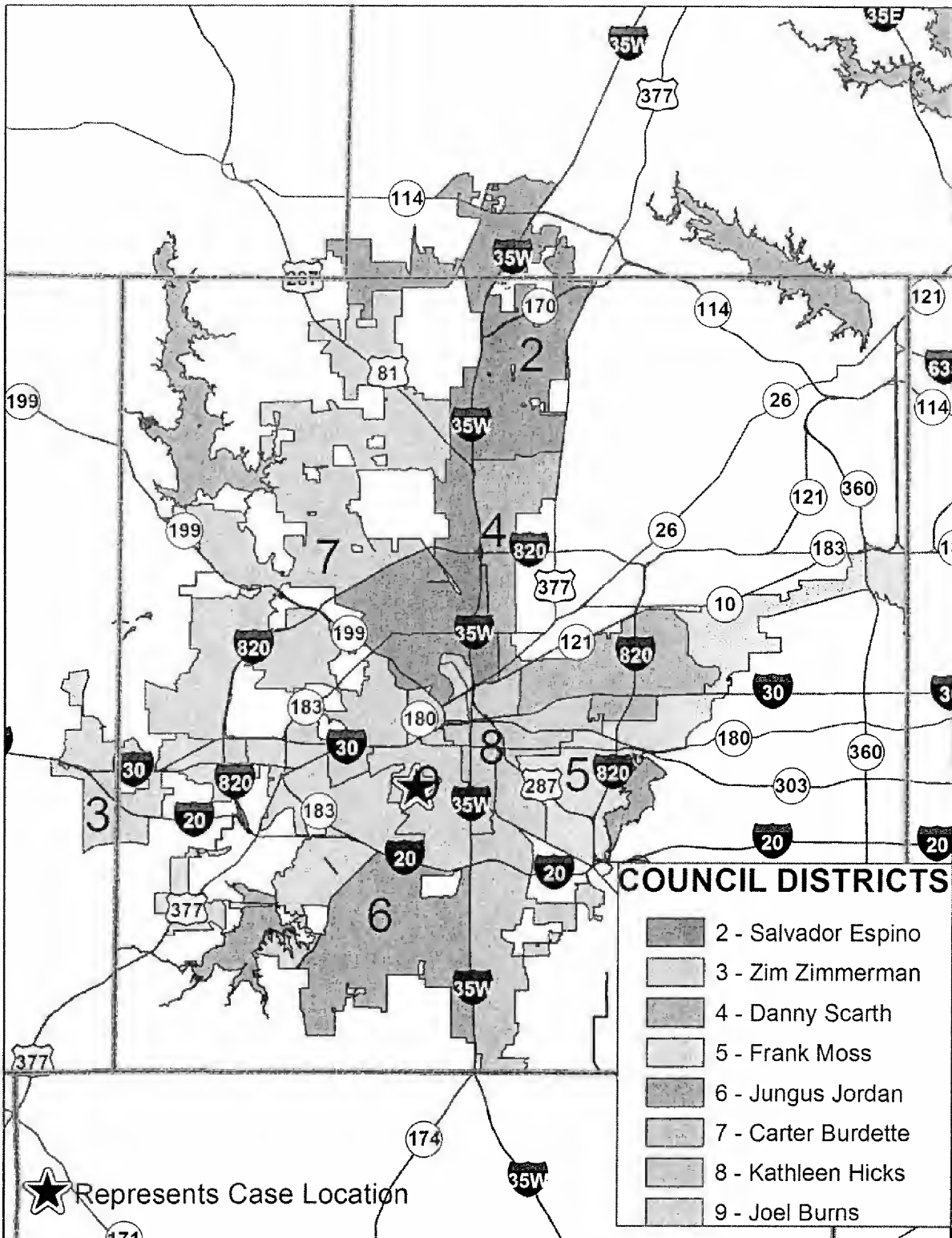
EXISTING CONDITIONS

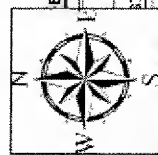
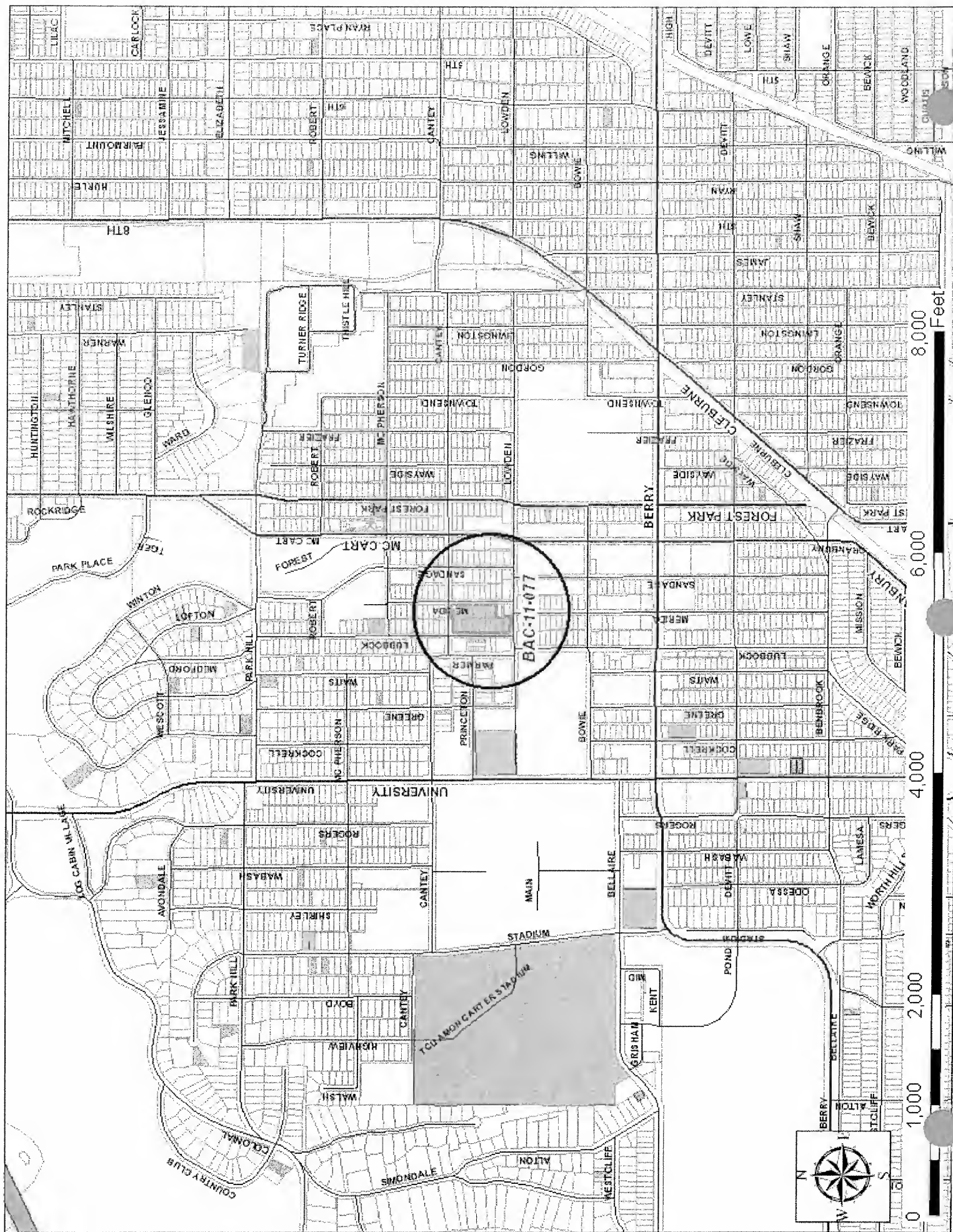
The subject property maintains single family homes in a Planned Development District. The applicants are requesting a special exception for an off-site auxiliary parking lot and variances to provide parking spaces within the required front yard setback without providing the screening fence and chaining and locking facility. There are single family homes around the subject property.



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Location Map





FORT WORTH



Aerial Photo Map

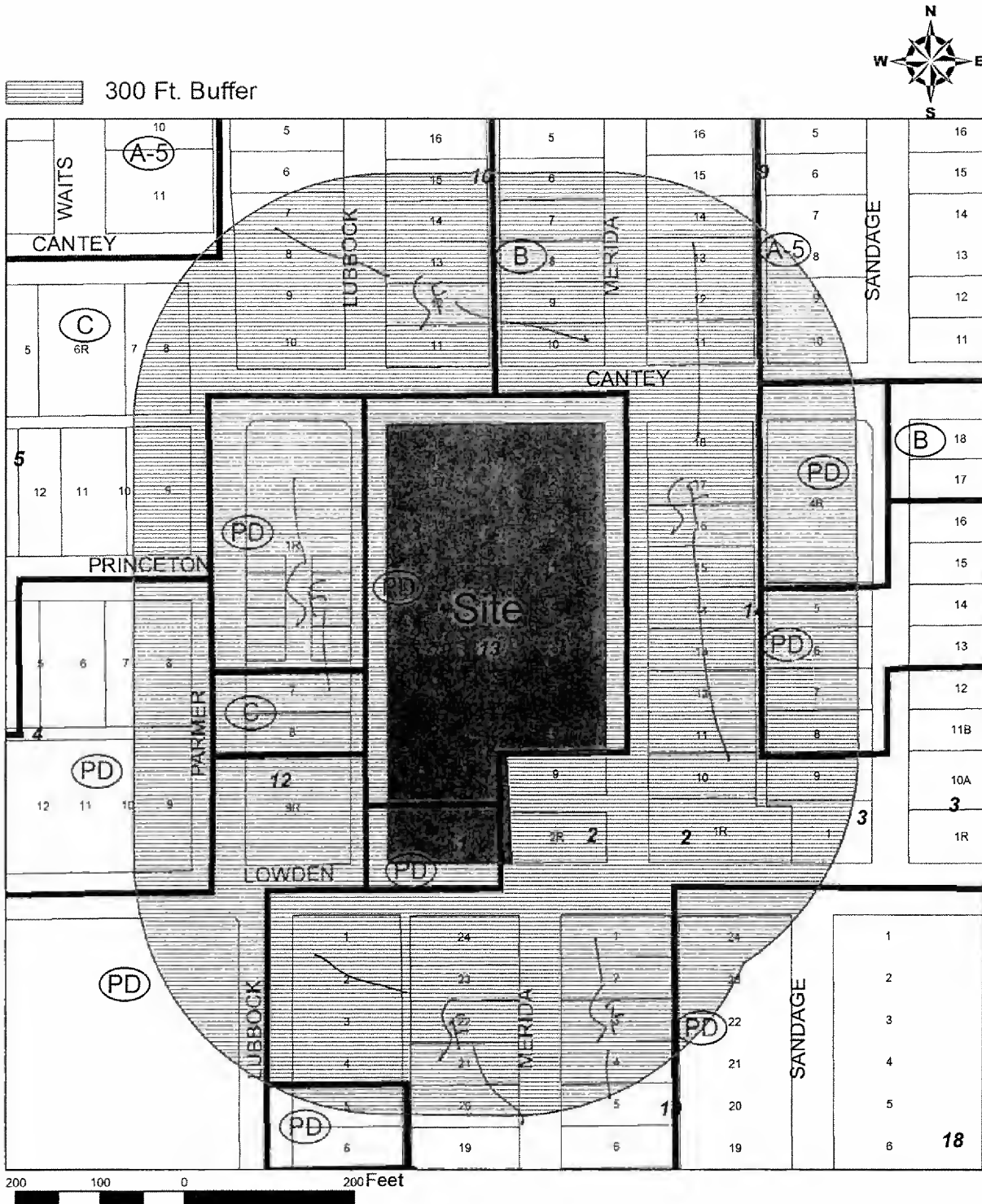


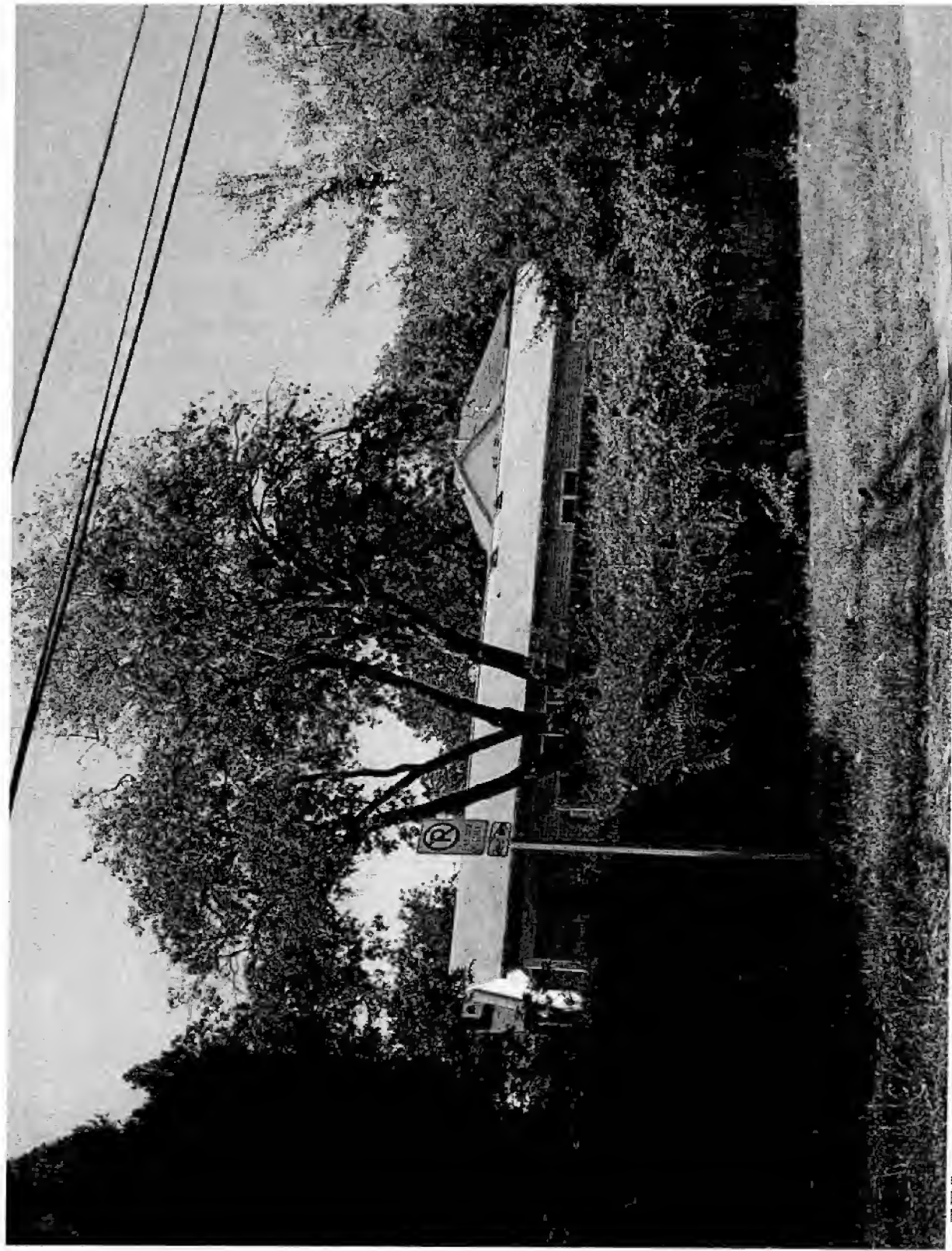


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Area Zoning Map

Applicant: James T. & Robert D. Dorsey by Texas Christian University
Address: 2800, 2804, 2806, 2812, 2816, 2810, 2824, 2828 Merida St
Council District: 9
Mapsc0: 76X
Sector/District: TCU
Hearing Date: 07/06/2011





FORT WORTH

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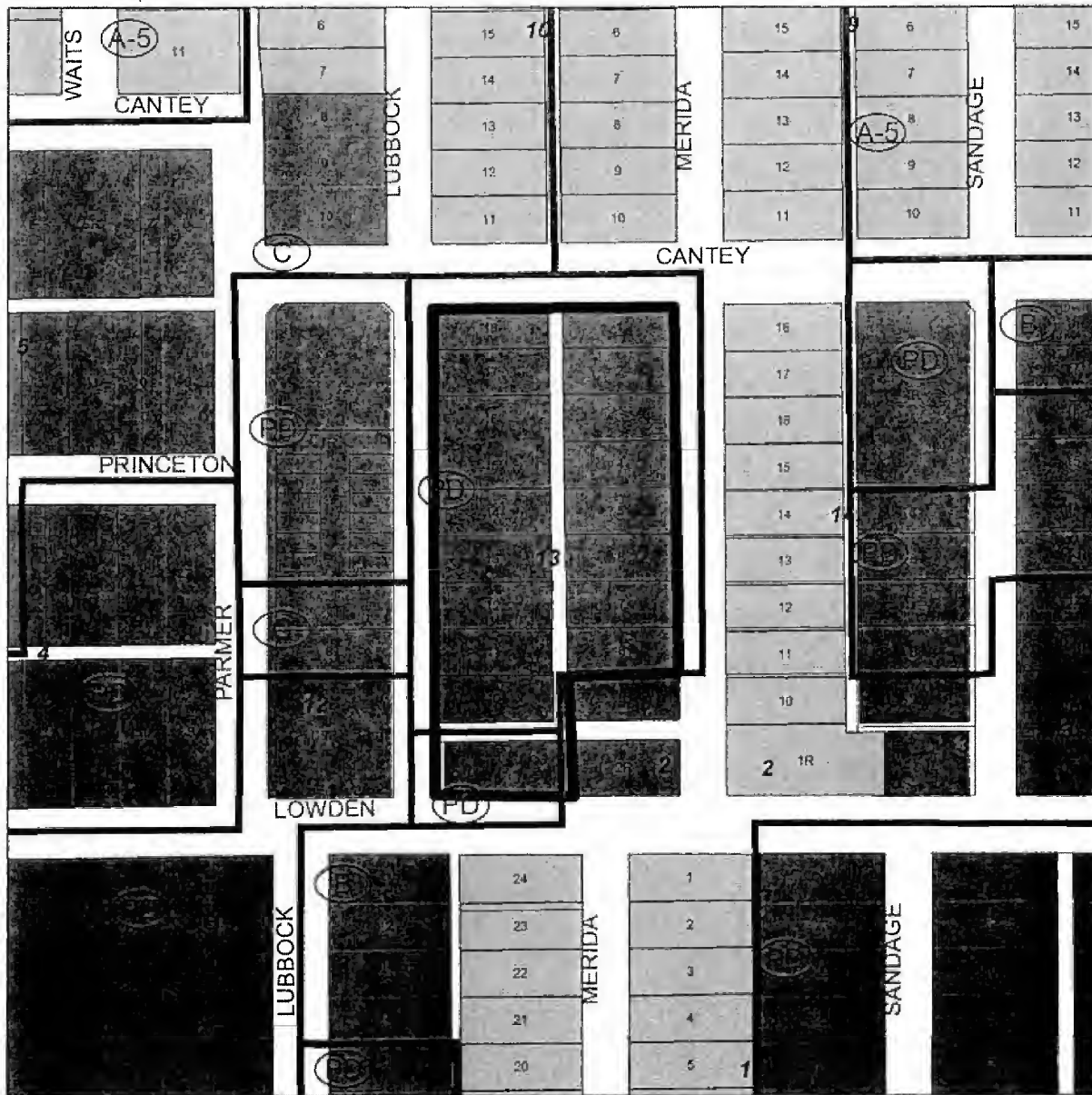
Blk 13, Lots 1-8, 10-18 Frisco Heights; Blk 1 Lot E Prospect Heights



14, 2806, 2812, 2816, 2810, 2824, 2828 Merida

Future Land Use

BAC-11-077



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- CFWGIS.SDE.CAD_PARCELS
- Flood Plain

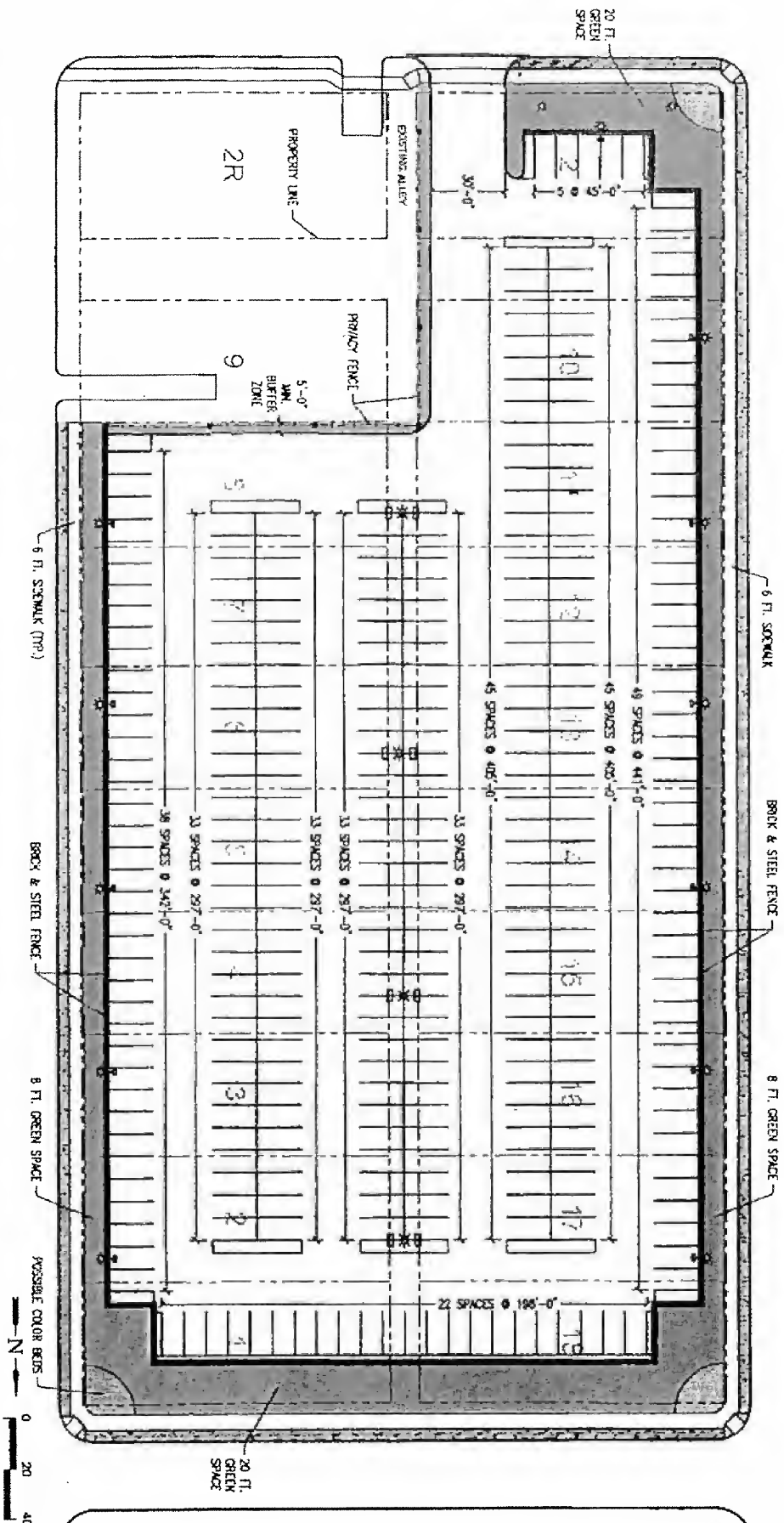
200 100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on February 24, 2009.



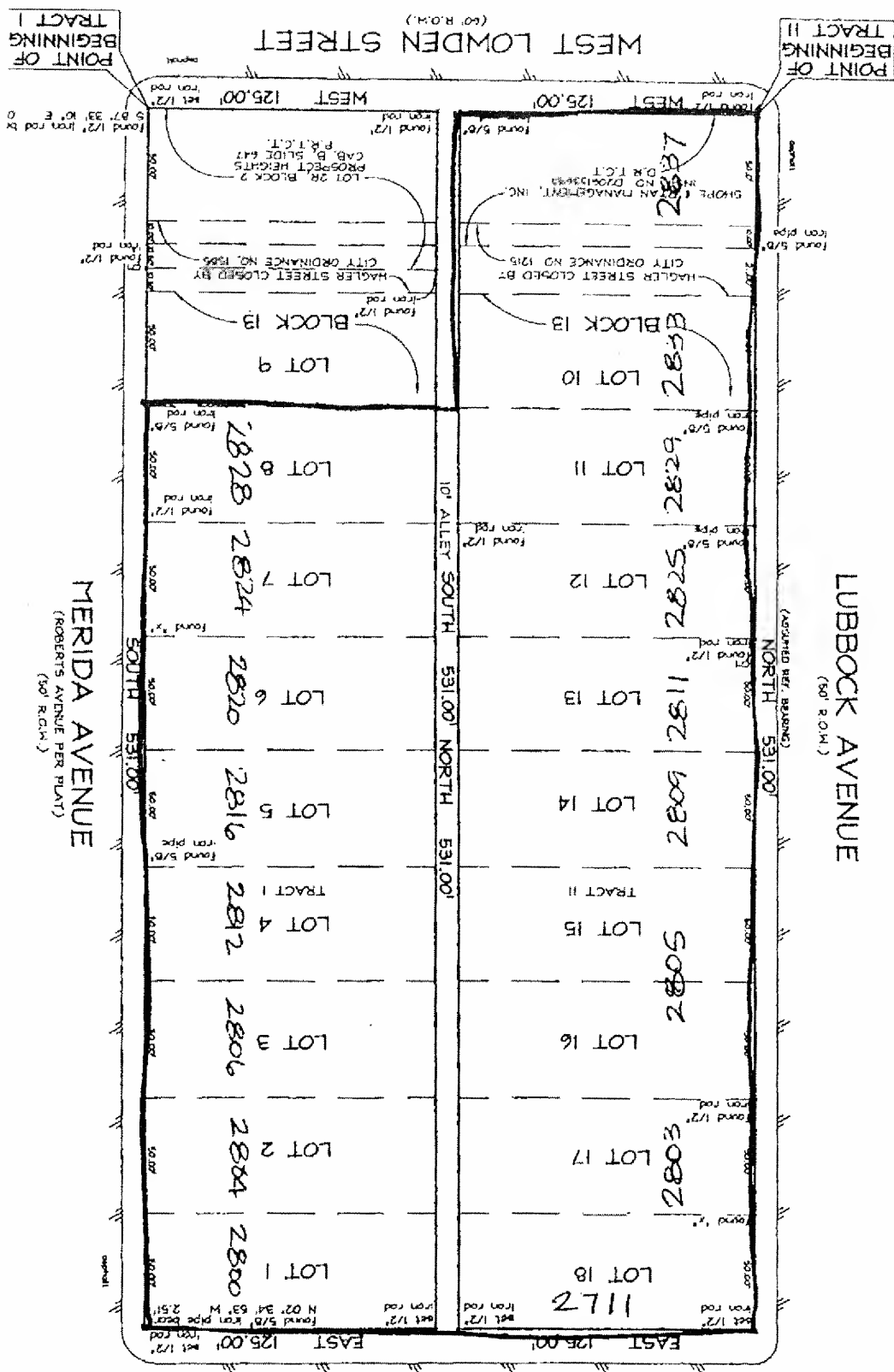


PROPOSED SUPPLEMENTARY PARKING SITE PLAN TEXAS CHRISTIAN UNIVERSITY

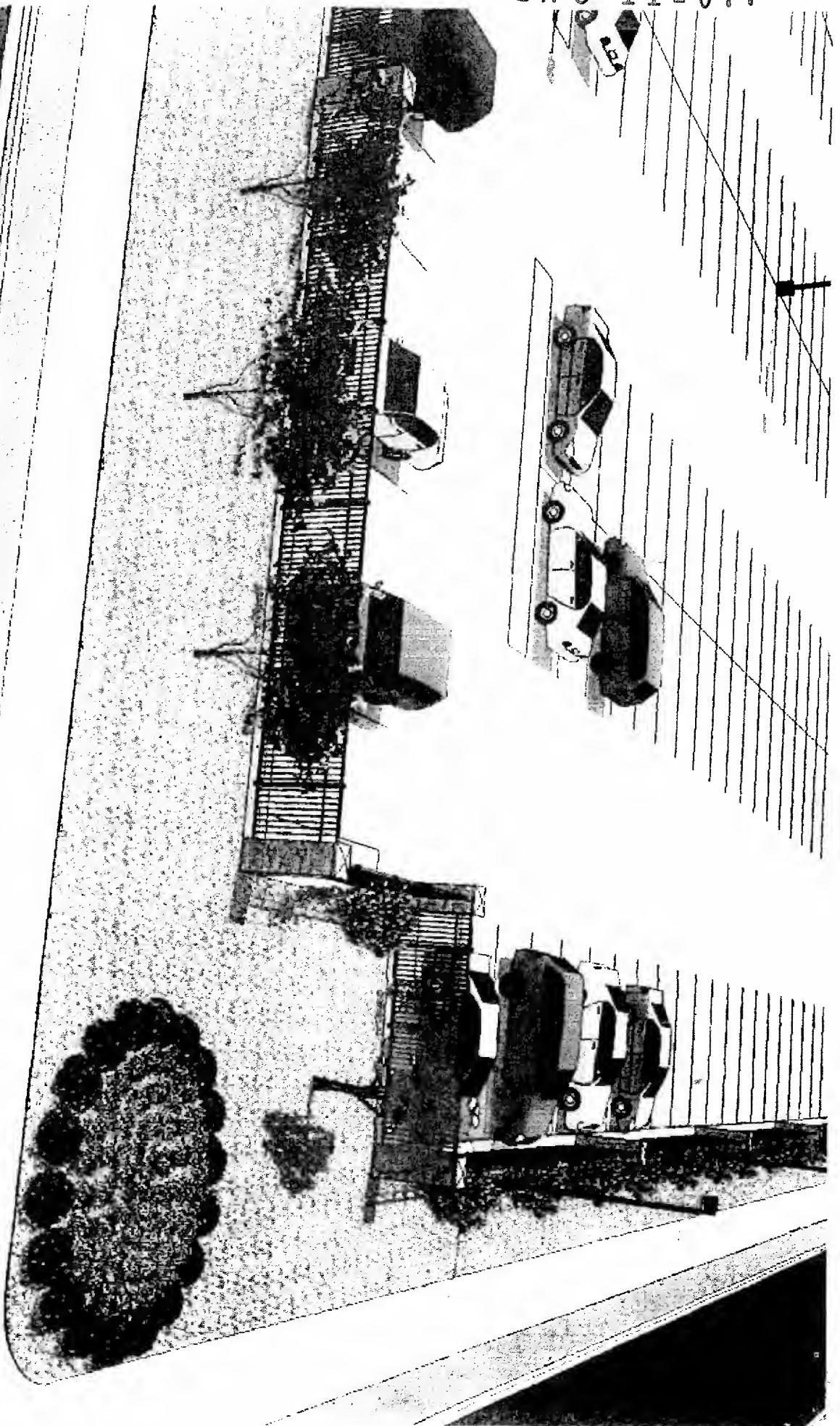


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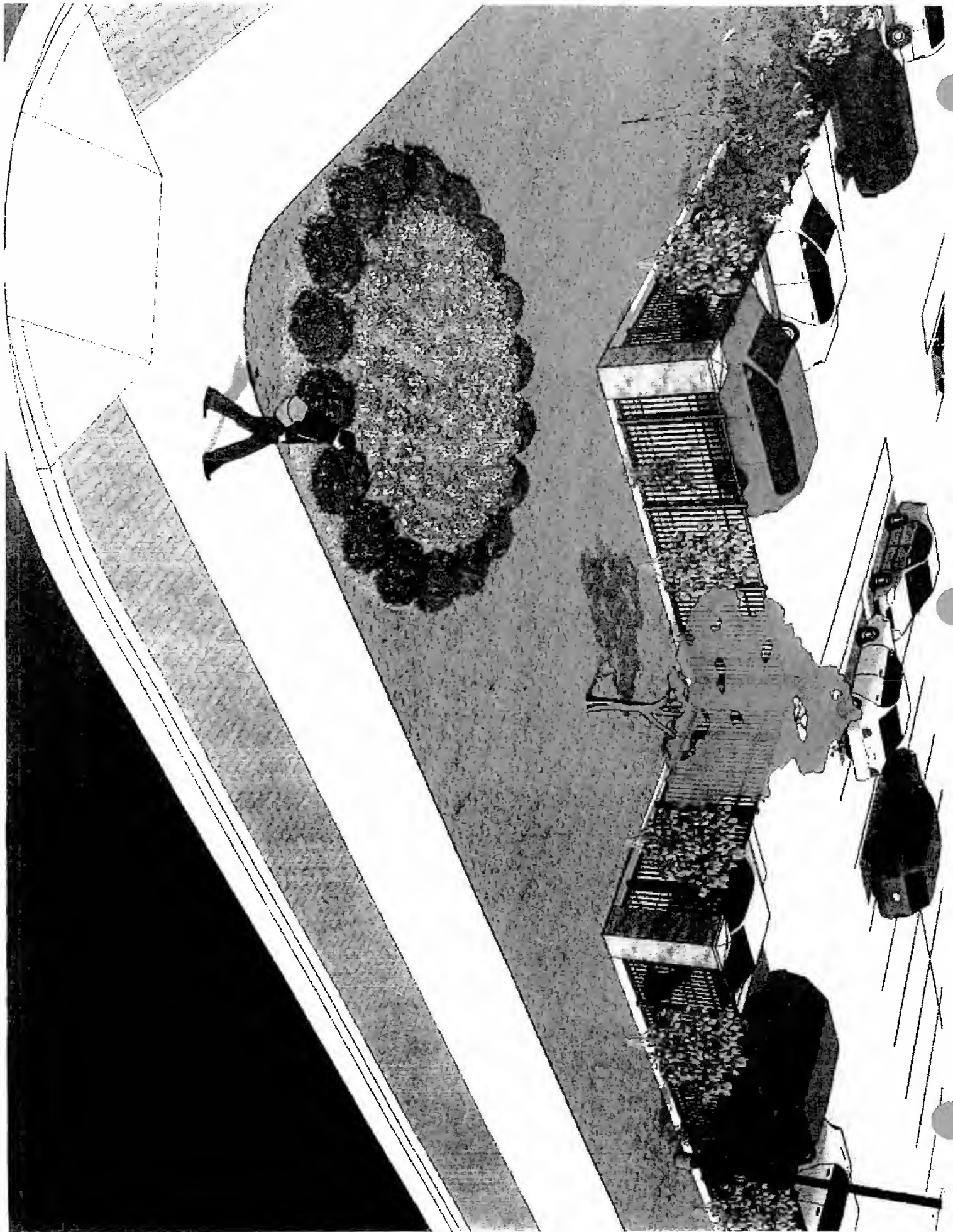
CANTLEY STREET
(JORDAN AVENUE PER PLAT)
(60' R.O.W.)



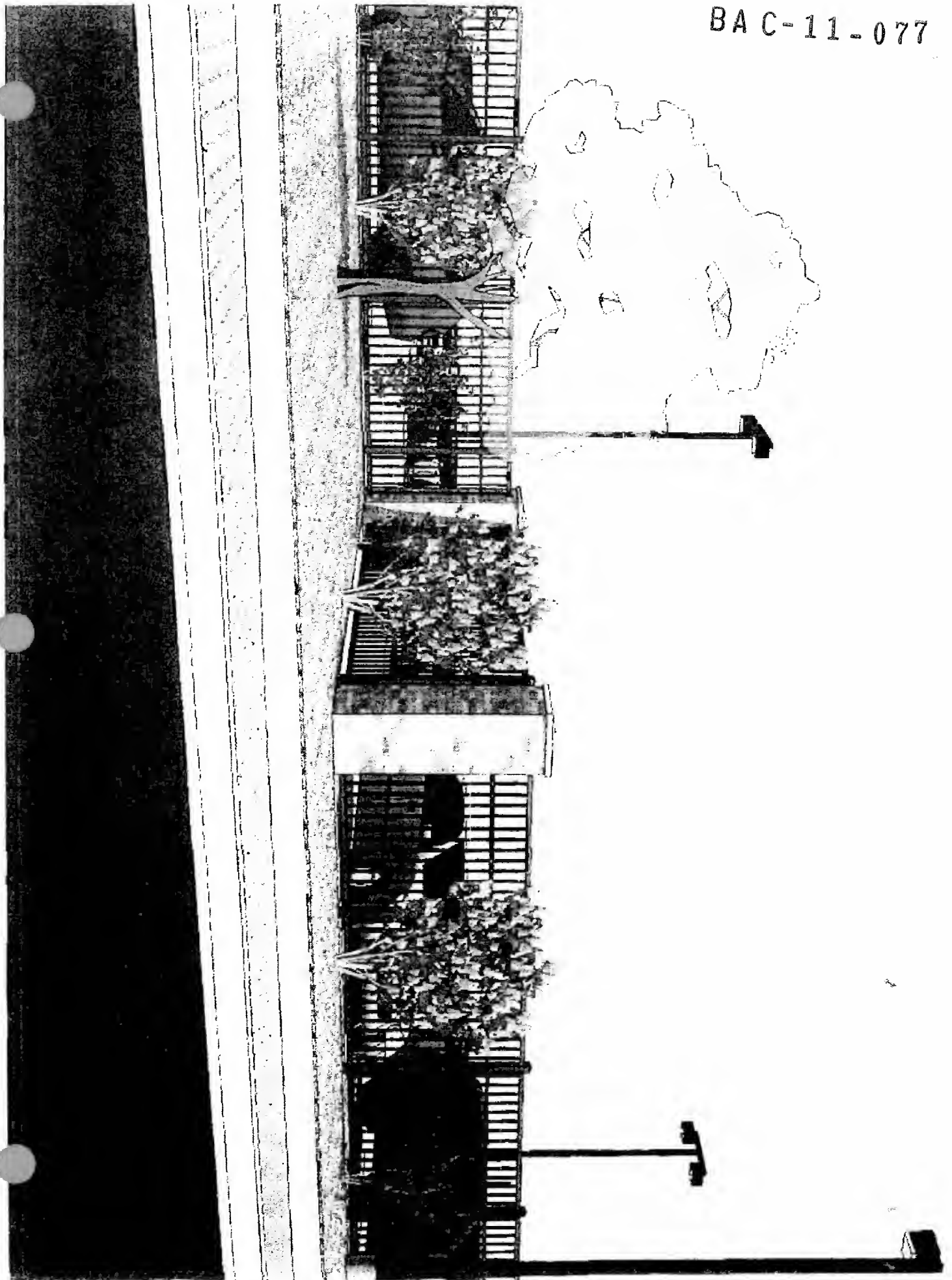
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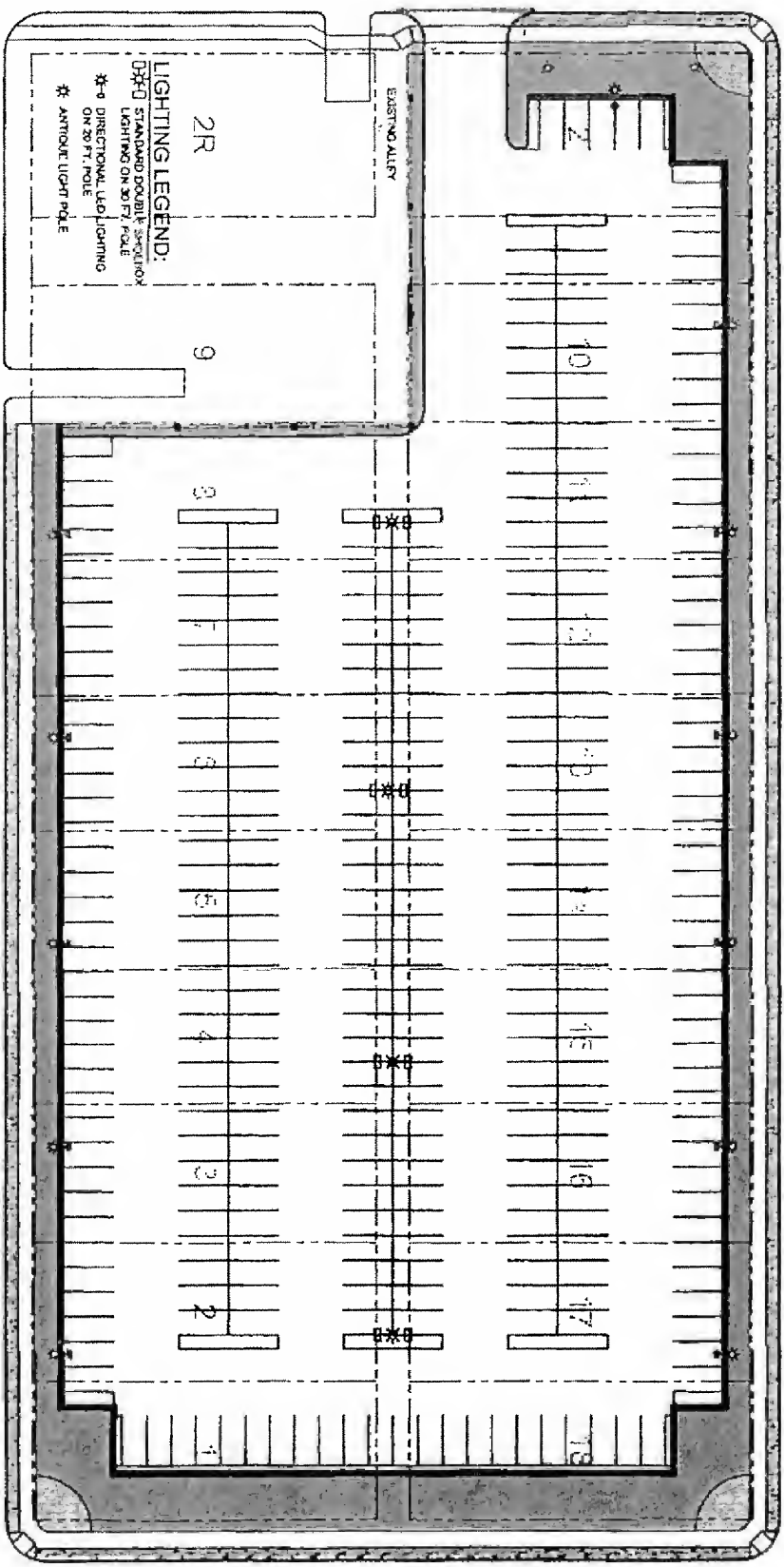




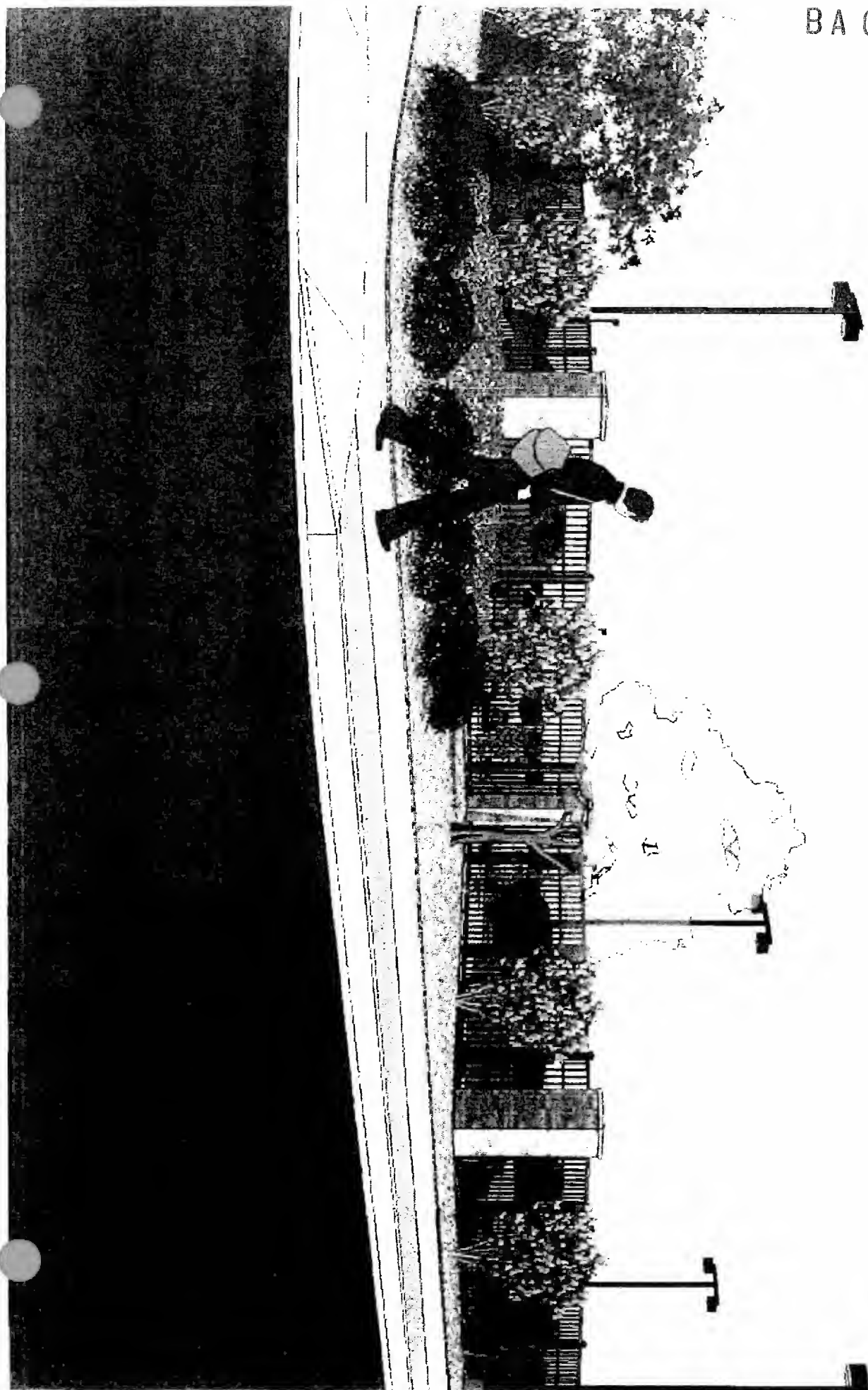
PHYSICAL PLANT

PROPOSED SUPPLEMENTARY PARKING LIGHTING PLAN
TEXAS CHRISTIAN UNIVERSITY

FACILITIES PLANNING



BA C-11-077



APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT
City of Fort Worth, Texas
Planning and Development



Planning and Development

PLEASE TYPE OR PRINT USING BLACK OR BLUE INK & PROVIDE DETAILED COPY OF THE SURVEY / SITE PLAN

- ☐ Residential Variance (One and Two Family Homes) \$187
☐ Residential Special Exception (One and Two Family Homes) \$187
☒ Non-Residential Variance \$374
☐ Bed & Breakfast \$560
☒ Special Exception \$400
Non-Residential
☐ Interpretation \$429

Mapsc0 76-X/T Zoning PD-UR HCLC Approval/Applied _____ NEZ Approval/Applied _____ Urban Village ☐

☐ Do you need a City of Fort Worth Interpreter to assist you during the Board of Adjustment Hearing?

Address of Premises affected: 2800, 2804, 2806, 2812, 2816, 2810, 2824, 2828 Merida;
2837, 2833, 2839, 2825, 2811, 2809, 2805, 2802 Lubbock;

Block/Abstract: 13, Lots 1-8, 2711 W. Cantey
Block 1, Lot e 9' 1 & W 110' 2 & strip on N and alley between 1 and 2,
Legal Description: Addition/Survey: Prospect Heights

Owner's Name: James T. & Robert D. Dorsey

Address: 1101 Uptown Park Blvd., Suite 2

City: Houston State: Texas Zip: 77056

Tele: (713) 621-4442 Fax: _____ E-Mail _____

Applicant's Name: Texas Christian University

Address: TCU Box 297041

City: Fort Worth State: Texas Zip: 76129

Tele: (817) 257-7815 Fax: _____ E-Mail _____

6.202.F
Explain Request: (Fully explain the existing conditions that make this request necessary.) The existing property has numerous residential structures apparently being primarily used as rental duplexes and apartments. Applicant proposes to purchase the property and to construct an auxiliary private parking lot. Applicant seeks a special exception for auxiliary parking, and variances from (i) front yard set-backs along Merida, (ii) screen fencing and (iii) chaining and locking at night.

Status of Project: ☐ Existing ☐ Under Construction ☒ Proposed
Status of Property: ☒ Owner/Rental ☐ Leased ☐ Commercial

Previous Board of Adjustment Case filed on this property: ☐ Yes ☒ No (If yes, provide the location)

Date _____ B/A Case Number(s) _____

Are there similar situations in the area? ☒ Yes or ☐ No

Addresses: _____

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Have you informed your Home Owners Association ☒ Yes ☐ No OR Neighbors ☐ Yes ☐ No of the request?

Model Homes: Is model home off of an arterial street? ☐ Yes ☐ No

Request Proposal and Description

Provide a description of the existing and / or proposed physical property improvements relative to this case (i.e. materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case -

The premises are presently used for residential purposes primarily as rental properties consisting of duplexes and apartments. TCU proposes to purchase the premises and to construct an auxiliary parking facility on same. In doing so, an 8 foot green space will be provided along Lubbock and Merida Streets with a minimum 20 foot green space being provided along West Lowden and Cantey Street. The green spaces will be attractively landscaped as shown on the attachments to this Application with particular emphasis placed at the intersections of the adjacent streets. There will be a single point of ingress and egress on West Lowden Street so that traffic will be directed back towards the TCU campus to the south and away from residential neighborhoods to the north. The perimeter of the facility will be enclosed with wrought iron fencing erected with brick columns. Attached hereto are proposed site diagrams, a lighting legend, and elevations exhibiting the fencing and landscaping for the proposed facility.

Acknowledgement

I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Zoning Board of Adjustment, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. Further, no new application may be filed for hearing within 24 months of the date of Board denial or post-public notice withdrawal, unless the denial is without prejudice, or substantial changes have occurred in which to warrant a Board waiver of the 24 month mandatory re-application delay period. Most Board and Commission operate on a 30 -60 days, but may be applied for, concurrently with the Board of Adjustment. **ANY REQUIRED PERMITS MUST BE OBTAINED WITHIN 180 DAYS.**

To watch Hearing: <http://www.fortworthgov.org/>, click on "Watch online Now" & "Board of Adjustment video".

Signed by the Applicant / ~~Owner~~ or Agent

(Circle appropriate entity)

James W. Schell
Atty for TCU

Date *6/6/2011*

DATE RECEIVED:	FEE AMOUNT:	RECEIPT NO:	APPLICATION RECEIVED BY:	CASE NO.
<i>06/06/11</i>	<i>580.00</i>	<i>37302</i>	<i>HS</i>	<i>BAC-11-077</i>